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A PLAN for the
MONTE BELLO RIDGE MOUNTAIN AREA
COUNTY OF SANTA CLARA

The Monte Bello Plan was adopted September 11, 1974 by the County Board Of Supervisors as an amendment to the Land Use Element of the General Plan, as recommended by the County Planning Commission on July 18, 1974 and by the Planning Policy Committee of Santa Clara County on June 27, 1974.

Prepared by the Hillside Subcommittee of the Planning Policy Committee with the cooperation of the Town of Los Altos Hills, the Cities of Saratoga, Cupertino, and Palo Alto, and the County of Santa Clara.



PACIFIC OCEAN

CRYSTAL SPRINGS
RESERVOIR

SAN FRANCISCO BAY

PALO ALTO

MONTE

BELLO

RIDGE

LOS ALTOS HILLS

280

CUPERTINO

STEVENS CREEK
RESERVOIR

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COUNTY OF SANTA CLARA

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Tom Rogers and Chuck Armstrong of the California Division of Mines and Geology. Their work in mapping and presenting the geologic information utilized in this Planning Study has been most helpful.

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Tom Iwamura and John Richardson of the Santa Clara Valley Water District, for a preliminary report on ground water conditions in the study area.

Dr. Andrew Trice, Economic Consultant, for his assistance in analyzing the feasibility of including a benefit-cost analysis in the work program.

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INTRODUCTION

The Monte Bello study area is situated in the northwestern corner of the County in the Santa Cruz mountain range. On the west the study area is bounded by Skyline Boulevard and Page Mill Road. On the north and northeast Moody Road and Interstate 280 provide the boundaries. On the east, the study area is generally contained within the limits of Foothill Boulevard and the relatively urbanized areas along the fringe of the cities of Cupertino and Saratoga. Congress Springs Road (or Big Basin Way) establishes the southern boundary of an approximately forty square mile area.

This area is an important part of the environment of the County and an important link in the ring of mountains which encircle the Bay

Area. Skyline Ridge with its scenic Skyline Boulevard, and Monte Bello Ridge with its prominent Black Mountain are dominant features familiar not only to people in the northern end of the Santa Clara Valley and the Midpeninsula area but to people from other parts of the Bay Area as well. Both San Mateo and Santa Cruz Counties border the study area.

The planning concepts which guide the future of the area should provide for orderly land use in harmony with the natural environment without imposition of undue hardship against the landowners. This plan is a community policy statement and long-range guide, developed through citizen participation.

ANALYSIS OF THE AREA

The development of the Monte Bello Plan was accomplished through a comprehensive survey and analysis of the natural features and cultural aspects of the area. The natural features included in the study were: climate, topography, soils, geology (including slope stability and mineral resources), water, flood hazard, vegetation, wildlife, and fire hazard. Cultural aspects of the study included: population and housing; land use and ownership; political jurisdictions and public services; circulation; parks, recreation and open space; and historic, archeologic, and paleontologic resources.

Climate

The western two-thirds of the study area lies within the reaches of the coastal fog belt and receives an average annual rainfall ranging from 28 to 56 inches per year. The climate is mostly damp and cool, and the vegetation is correspondingly lush. The exception to this is found on the open ridges where sun and wind predominate. Slopes facing the Santa Clara Valley floor, which are below 960 feet elevation, do not have the marine fog and heavy rainfall and the climate is comparatively sunnier and drier (16 to 28 inches of rainfall per year). The foothills above Saratoga and Cupertino are situated within this drier and warmer zone as is most of the Town of Los Altos Hills.

Topography

Land forms in the area are controlled by the type of bedrock and the amount of vertical uplift which has occurred during the rise of the Santa Cruz Mountains over the last two million years. The low rolling foothills and certain flat-topped ridges within the high mountains are remnants of the ancient subdued topography that existed prior to the uplift. Deep, narrow, steep-sided canyons are produced by vigorous downward erosion of streams as uplift proceeds. The narrow gentle ridges between these canyons are relics of the gently rolling landscape that existed before uplift began.

Soils

Soils over the entire study area are generally thin and have a severe erosion potential. Soils which have a natural inclination to erosion can be affected by increased runoff, disturbance due to landslides, changes in natural soil moisture, and removal of roots. Development can, and usually does, expose the thin soil mantle which can be rapidly eroded away, exposing bedrock. One of the effects of exposing bedrock is increased runoff of rainfall. Increased runoff accelerates the deterioration of stream channels, undercutting the support for the slopes above. Increased runoff can also carry larger volumes

of siltation material down the streams into the lakes. Increased flood potential is, of course, a result of increased runoff. Another set of effects due to exposing bedrock is altered soil moisture, permeability, and ground water conditions. Changes in these soil moisture conditions will naturally affect vegetation. Changes in natural soil moisture content can also lead to other troubles. Reduction in natural soil moisture levels can reduce cohesion and stress resistance thereby reducing slope stability, while increased soil moisture content can activate slide prone soil deposits.

Geology

The main geologic feature of the area is the San Andreas fault zone which crosses Congress Springs Road near Camp Swig and runs through the "Redwood Gulch" area. It then follows upper Stevens Creek Canyon and crosses Page Mill Road near Alpine Road. This well-known active fault has not moved since the 1906 earthquake when the area was shaken violently. The fault zone contains a complex assemblage of fractured and sheared rock. Such weak rock is easily eroded and stream valleys have formed to distinguish the zone. The area to the west of the fault zone contains a completely different sequence of younger, less deformed rocks than are found on the east side. Lateral displacement on the fault zone has occurred repeatedly in the past; there is evidence outside the study area that as much as 200 miles of movement have occurred over the last twenty-five million years. Because no movement on the fault has been experienced in this area since 1906, it is believed that strains are building up and that a sudden and violent offset is overdue and can be expected at any time.

Relative geologic stability at any given time is the result of a balance of many natural dynamic forces. In the Monte Bello area this balance is very delicate and can be easily upset by natural forces such as earthquake, extreme weather conditions, or man's activities.

For a detailed analysis of the area geology refer to the publication, "Environmental Geologic Analysis, Santa Cruz Mountain Study Area, and the Monte Bello Ridge Mountain Study Area," California Division of Mines and Geology, published by the County of Santa Clara, February 1974. This analysis included the development of an interpretive map indicating the relative geologic stability of the study area (excluding the territory within the Palo Alto city limits which had been mapped in an earlier study conducted by the city). This interpretation of the



geology was done by the Division of Mines and Geology and was utilized in the preparation of a relative slope stability map by the County Planning Department. Only the most stable portions of the area should be considered for residential development.

Mineral Resources

Crushed rock is quarried in two locations near Stevens Creek Reservoir. Three abandoned sand and gravel quarries are located in the Stevens Creek area and alongside Congress Springs Road near the Saratoga city limits.

The Kaiser-Permanente quarry and cement plant is located in the hills below Monte Bello Ridge where a huge limestone deposit is located, the largest within the California Coast Ranges. At present, approximately 600 vertical feet of the deposit are exposed in an open pit excavation. Because some of the material contains too little limestone for use in cement production it is stockpiled and sold as crushed rock. Surplus material is dumped in the small tributary canyons of Permanente Creek. Although this deposit was worked as early as 1900 for beet sugar refining, the current large-scale open pit operation was begun in 1939 to supply more than 6.5 million barrels of cement for the construction of Shasta Dam.

We can assume that quarry operations will continue. Kaiser Permanente has indicated that they expect to be in the business for another 20 years at the least. Eventually, the rugged mountain terrain will be greatly transformed by this activity. Another quarry, located near Stevens Creek Reservoir, could become an addition to the park when finally abandoned.

Slope Stability

Slope is a dominant factor in the analysis of the physiographic nature of mountainous areas. Slope steepness in itself should be an adequate means of identifying the problem areas. When combined with relative geologic stability, however, steepness of slope takes on greater significance. The slope stability map prepared for the Monte Bello study area adequately identifies these areas which should be avoided by future development.

Water

The heavy rainfall and abundant vegetation make a productive watershed. Stevens Creek and the other creeks which cut across the valley on their way to the Bay feed underground aquifers via the gravel beds in the stream channels. Permanente Creek is the stream collector of the second major watershed. The Adobe Creek watershed is a north-facing blind canyon lying northwesterly of Black Mountain. Stevens Creek Reservoir is a water conservation facility that also serves as an important recreational resource.

A preliminary report by the Santa Clara Valley Water District on ground water conditions indicated that because of the varied nature of the water-bearing properties of the geologic formations and because of the lack of ground water information, it is not now possible to show on maps the relative abundance of ground water which could be utilized for residential development. The report did, however, give a rough idea of ground water development potentials that could be expected. Geologic formations which are considered to be non-water bearing (yielding water through wells only in meager quantities) are the more consolidated bedrock formations found in the western three-quarters of the study area. The unconsolidated or loosely consolidated formations which underlie the eastern quarter of the study area and the alluvium which occurs as shallow stream channel deposits in the stream valleys are considered to be water bearing. These water bearing formations probably would yield sufficient quantities to supply the needs of an individual household.

Due to sparse development within the area, information on problems with ground water is minimal. Higher than normal nitrate levels have been detected in the ground water in certain of the water bearing areas. These higher than normal levels may be attributed to discharges from septic tanks, leakage from sewer lines, or to undiscovered natural causes. If residential development using septic tanks continues, an increase in degrading compounds can be expected in the ground water. Widespread unsewered sub-



RELATIVE SLOPE STABILITY

Lift to see map

urban development can lead to contamination of ground water within the development and in the areas downslope. Since stream flows are sustained by effluent ground seepage during the summer and fall months, discharges from these contaminated areas would contribute water of undesirable quality to streams. This would have widespread consequences extending beyond the mountain study area into the urbanized valley floor.

Another potential problem related to development within the mountains is related to grading and clearing. Turbidity and siltation of surface waters can result from irresponsible grading practices. Far reaching consequences of excessive turbidity and siltation to the degrading effects which would be felt in the mountains themselves, could be the siltation of ground water recharge areas within the flood control channels in the valley floor. This would be a serious consequence because channel infiltration is a principal source of ground water recharge for the Santa Clara Valley.

The Water District report concluded with the recommendation that a ground water study be performed in order to obtain a better idea of development potentials and to assess the effects of land use changes upon ground water conditions. It pointed out that since ground water conditions in the area are sensitive to stresses applied to the system by more intensive land use, any changes should be carefully studied. The report warned that it is important to recognize any degradation of water quality as early as possible, before it becomes permanent or irreversible, so that corrective measures or revised land use policy can be implemented.

Flood Hazard

Flood prone locations within the study area are found along the main branch of Adobe Creek (Moody Road area), Permanente Creek from the vicinity of the cement plant and below, and along Stevens Creek below Stevens Creek Dam.

Vegetation

As the Santa Cruz Mountain Range intercepts winter storms from the Pacific, it receives an abundance of rainfall. Because of this rainfall and the summer fog, vegetation in the upper regions of the study area is lush, particularly on the northeast facing slopes. Broadleaf evergreens predominate. Significant stands of Redwood and Fir are to be found. Chaparral covers the slopes facing southwest and often forms extremely dense, virtually impenetrable thickets which provide a habitat for numerous varieties of native wildlife. This same dense chaparral growth unfortunately constitute a severe fire hazard in the summer and fall months. In many locations broadleaf evergreens have invaded this shrubby community. Ridges are mostly open and grassy, while the canyons are heavily wooded and shady.

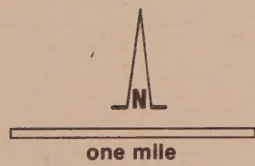
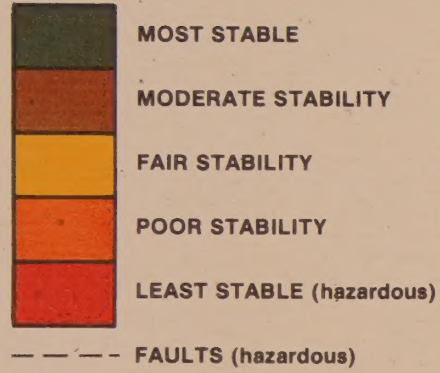
Vegetation is related to climate, landslide, erosion, runoff, wildlife, and fire hazard. Wildlife is an integral part of forest and meadow, and the balance between wildlife and vegetation is a delicate one. The introduction of exotic plants into the area often has a disruptive effect on the native plant communities.

Vegetation within the Monte Bello study area was classified for mapping into four categories: conifers, hardwoods, shrubs, grass, and bare land. An additional category showing orchards and vineyards was also mapped. The location of these plant communities is dynamic, and there is a progression of cause and effect between them that helps shape the landscape. Two of the most important variables that determine the location of the communities are fire and water.

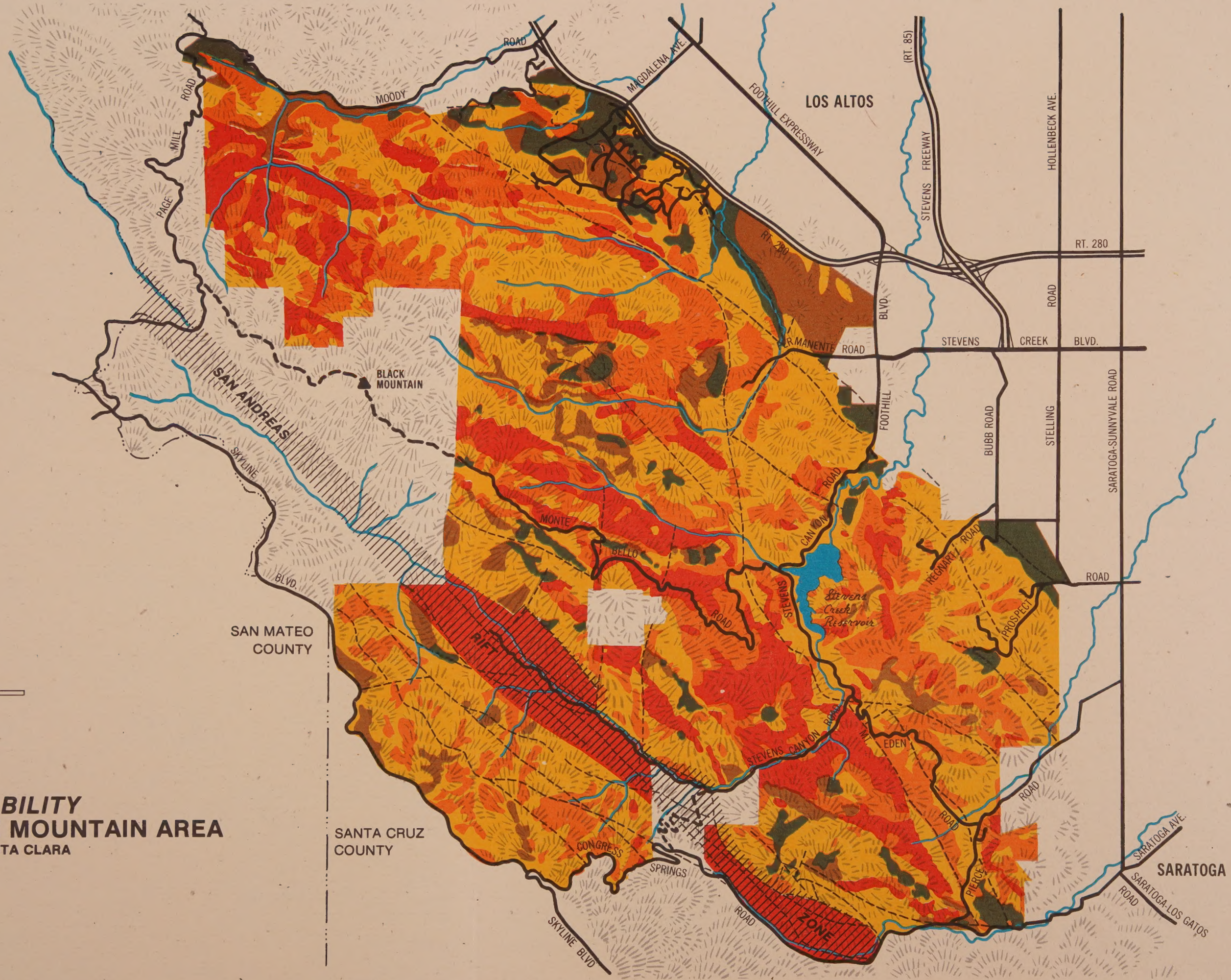
Conifer forests contain Redwood and Douglas Fir and cover the least amount of land of the four communities. It is the most valued community and is the most susceptible to changes in climate and soil conditions. It is believed that this community is receding today as it has been in the past.

Concentrations of the conifers are located almost exclusively west of the Monte Bello Ridge. The heaviest concentration is at the upper end of Stevens Creek Canyon and along the northeast facing slopes of the tributaries which feed into Stevens Creek. Substantial stands are found in the Saratoga Gap vicinity and along the tributaries of Adobe Creek.

There is currently little danger of large scale logging, but extensive residential development would pose a



RELATIVE SLOPE STABILITY
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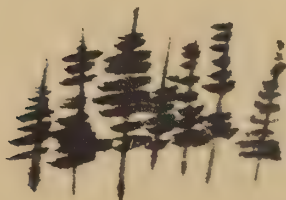
threat to the conifer forest. Paving and other impervious ground cover, septic tank effluent, and changes in temperature patterns are a threat to this plant community.

Hardwood forests are found throughout the study area and are the most abundant type of vegetative cover. These broadleaf trees are generally located on drier slopes and often border on the conifer forests. Oak and Madrone are the characteristic broadleaf trees, but Laurel, Maple, Alder, Bay, Sycamore, and California Buckeye are also abundant. Eucalyptus has been introduced into the area by man in many locations.

Shrubs are the second most abundant vegetative cover. These shrubs play an important role in protecting the land from erosion. Shrubbery found in these mountains is called chaparral or chemise. Shrub Oak and Manzanita are other names applied to different types of this vegetation.

Grass and bare land areas are the last distinct community considered in this analysis. Some of this open land is currently in use as orchard and vineyard as well as for grazing. While some of the grasslands and bare lands are man-made, most are results of natural causes; where unstable land is very active, where exposure is very harsh (such as ridge tops), or where soil conditions are not favorable for more abundant vegetation.

Because our goal is to maintain a stable and healthy environment, efforts should be made to insure that man's activity does not destroy one or more of these plant communities. The conifer forests should be of primary concern. Since they are the scarcest community, special effort should be expended to protect them from land uses which would be incompatible with their well-being.



Wildlife

The Stevens Creek Canyon and Monte Bello Ridge areas provide a variety of habitat, and are exceedingly rich in wildlife. Birds are the most common form of wildlife with as many as 200 species being found during the year. Even the rare Golden Eagle and Redtailed Hawk are occasionally seen. Many deer live in the area. As many as eight have been spotted grazing together in Stevens Canyon. Some of the other animals found in the area are skunk, coyote, mountain lion, bobcat, fox, and wild domestic dogs and cats. These wild dogs and cats represent the greatest danger to the other forms of wildlife. People have been attacked by dog packs, which number as high as 7 dogs.

Fire Hazard

The entire study area is considered an extreme fire hazard by the State Division of Forestry which has the responsibility for fire protection in all but the foothills adjacent to the cities. The Division of Forestry does not provide a program for protection of dwellings but is concerned primarily with prevention of forest and brush fires and protection against them. Consequently, it can be assumed that residential development in all but the urban fringe cannot be protected. This fact, coupled with the extreme fire hazard due to a heavy fuel load, steep slopes, and a long summer dry season, indicates the need for careful consideration in determining future land use.

Scenic and Aesthetic Features

The Monte Bello Ridge Mountain study area is an important scenic resource. For those who live in the Santa Clara Valley the mountains provide relief from the urban area. For those who live in the hills the topography and vegetation provide a serene rural environment with grand vistas. Travelers along the scenic roads and highways are treated to views which open dramatically from the treelined corridors. Skyline Boulevard is planned for development by four counties into one of California's finest scenic recreation routes.

Although no analysis was made in specific terms regarding this aspect of the natural resources of the study area, many scenic features can be identified. The mountains which surround the Santa Clara Valley have great scenic importance to the residents of the Valley. When viewed from a distance, details in the landscape are not distinguishable and therefore are not significant. To those who live near or in the mountains, trees, roads, and the subtler land forms are visible and important. To many that which is natural and undisturbed by man is beautiful. To

- CONIFERS
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- SHRUBS
- GRASS & BARE LAND
- ORCHARDS & VINEYARDS
- URBAN AREAS
- STREAMS
- WATERSHED BOUNDARIES



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others some management of the landscape is considered essential to beauty.

In the foothills where the landforms are subtle, it is necessary to be careful with clearing and grading. Flattening hilltops and eliminating trees along ridges would have a great visual impact as would grading in areas where the color of the soil or bedrock contrasts with the natural vegetation.

Most of the roads and highways in the study area are considered to be scenic routes. Travelers over these roads are exposed to a variety of broad vistas and tree or rock-lined corridors. These routes have traditionally been given special consideration in order to preserve their natural aesthetic character. In the case of Skyline Boulevard, the traveler is one day going to be given the opportunity to pull over and enjoy the scenery through the development of roadside pullouts and picnic areas. Skyline Boulevard is one kind of scenic route. An example of another kind of scenic route can be found in Mt. Eden and Pierce Roads, as they wind through the picturesque foothills. Monte Bello Road, with its magnificent views of the valley, is yet another kind of scenic route.

Only two new scenic routes have been recommended for preservation by this study, Page Mill Road and Moody Road. All other scenic routes shown on the Plan were previously zoned for scenic roadside protection prior to the commencement of the study.



Population and Housing

To those who live there, the area provides a retreat from the urbanized valley floor. Magnificent vistas and a peaceful atmosphere attract many who wish to live a rural lifestyle, only minutes from the city. Most of the residences are located within the foothills near the cities. In the upper, more mountainous regions, however, quite a few homes can be found along the

established roads which in most cases follow along the ridges or in the canyons. These dwellings do not have the benefit of urban services and life is more rural in character. These areas afford the two different types of exposure preferred by the residents, one open and sunny, the other shady and cool. Both of these environments are valued by many who prefer mountain living to any kind of city living. The mountain terrain is interesting and challenging to the home designer, but building costs are high.

In 1974 there were approximately 600 dwelling units located in the area housing an estimated 1,800 people. Several homes are located on Monte Bello Ridge. In the Stevens Canyon-Redwood Gulch area there are about ten homes. Scattered throughout the remote mountainous area are perhaps another ten. Along Skyline Boulevard about fifty people live in homes along the six mile stretch from Saratoga to Page Mill Road. The remainder (about 90%) of the estimated 1,800 people living within the area are located either in Los Altos Hills, Cupertino, Saratoga, or the unincorporated areas adjacent to these cities.

Land Use and Ownership

Most of the area is undeveloped. The undeveloped lands, including most of the public lands, are covered by native forest, brush, and grasses. In the more urban areas the environment has been modified considerably. Major land uses in the study area include: quarrying, public parks, institutional sites, residences, a public school, some grazing and agriculture.

The majority of the land is in very large parcels owned by a small number of people or by corporations. Kaiser Cement and Gypsum Company is the largest single landowner with 3,400 acres. Areas which are in residential land use account for a very small percentage of the overall land area and are mostly located in the foothills adjacent to the urban areas. In 1974 only 13% of the land was developed or was in parcels which could be easily developed. This relatively small amount of land accounted for 38% of the landowners. A small amount of the land area is in parcels ranging in size from 20 to 100 acres, an even smaller percentage is in the 5 to 20 acre range. Parcels of 5 acres or less represent only 13% of the total land area.

We can assume that there will be a continuing demand for homesites in the area. Although there is still a large amount of undeveloped land in the valley floor, many people will prefer to seek residence in the mountain environment.

Some land development problems of the Monte Bello Ridge Mountain area are: 1) Prior subdivision which has not always provided good parcel design. Access to some of these subdivisions is by poorly planned roads which are not likely to be incorporated into the public road system; 2) There has been a scarring and defacing of the hills and a loss of soil by indiscriminate grading, quarrying, and logging; 3) There has been an unnatural buildup of brush which has increased the fire hazard; 4) There are economic pressures to subdivide the land, cut in roads, grade sites, and sell trees. These pressures have resulted in the use of shortcut approaches which bypass good design and engineering practices.

Issues having to do with residential land use that require special consideration are:

1. The need for a dependable year-round water supply.
2. Dependable individual sewage disposal systems.
3. Safety from hazards, such as forest and brush fire, landslides, flood, erosion, etc.
4. Safe and adequate road access.
5. Emergency services.
6. Solid waste disposal.
7. Education, library, recreation, health, and other governmental type services.
8. Special protection against vandals, trespassing, off-the-road vehicles, firearms, illegal dumping, etc.

Competing with residential land use will be the increasing demand by the general public that some lands be preserved in their natural state, as open space, and that lands be acquired for parks to be available for public recreational use. There will always be some demand also for institutional uses such as private schools and religious retreats. Public schools and colleges can be expected to seek outdoor educational facilities in these mountains.

Political Jurisdictions & Public Services

About two-thirds of the area is unincorporated territory under Santa Clara County jurisdiction. The rest is within the city limits of Saratoga, Cupertino, Los Altos Hills, and Palo Alto, with land use being regulated by those cities. Most of the homes are located within the foothills adjacent to the cities of Cupertino, Saratoga, and Los Altos Hills. In these areas development can be considered to be the fringe of the "urbanization" of the valley floor. Here, the usual urban services such as sewers, water, police and fire protection, are available.

Parks, Recreation, and Open Space

Stevens Creek Park surrounds the reservoir from which it takes its name. In 1974 this park was being expanded to meet increasing demand by residents of the valley area. The lake is open only to sailing and canoeing. Upper Stevens Creek Park is as yet undeveloped and does not connect with the lower park. Development of this large area, which is located along Skyline Boulevard, is within the County's short range improvement plans.

The Monte Bello plan area lies within the heart of the Midpeninsula Regional Park District. Since its establishment in 1972 the district has acquired or has indicated its intentions to acquire several key parcels of land within the Monte Bello area.

Historic, Archeologic, and Paleontologic Resources

There are several significant historical sites within the Monte Bello Ridge area. The Duveneck Ranch is the site of the historical landmark known as Hidden Villa. This is the site of a stage hotel, blacksmith shop, and barn. Olive trees planted by the Padres are still standing in this beautiful valley, and a fine Mediterranean style house designed by the architect Sumner graces the landscape. The twelfth century Spanish portal at the entrance to the historic Paul Masson Winery "came around the horn." This landmark is located off Pierce Road near Saratoga. Monte Bello School, located on Monte Bello Ridge, is the County's one-room school that was still in full operation in 1974. Recent efforts to consolidate this school district with a nearby urban district have been unsuccessful, so it remains the only one-school district in the County. Other historic landmarks are the Chateau Ricardo winery site and adjacent Henry House, the Older Ranch, site of the Petris Livery Stable, and the San Antonio School site.

Archeological findings reveal that long before our present civilization became established the land was occupied by the Ohlone or Costanoan Indians. Remains from these archeological sites can tell us much about this vanished culture. What we know of the Ohlone Indians indicates that they probably inhabited these hills which were undoubtedly studded with the huge spreading live oaks that are now losing ground to advancing urban development. Areas where the Indians most likely lived are found at points where the streams break out of the hills onto the edge of the valley.

Paleontologic findings at the nearby Stanford Linear Accelerator site, and in the marine deposits from the Miocene Era in the upper regions of the Monte Bello Ridge study area indicate that a rhinoceros-like animal and mastodons once roamed the area.

Citizen Participation

Each individual has his own opinions, sometimes strong ones, and points of view regarding future land use planning. The Monte Bello Ridge planning study brought several jurisdictions together in a cooperative planning program involving the citizens. The Hillside Subcommittee of the Planning Policy Committee was reorganized in 1972 to include representatives from Palo Alto, Los Altos Hills, Los Altos, Cupertino, Saratoga and the County. In May of 1973 the Subcommittee held an informational meeting at De Anza College to which all landowners and residents were invited. After that meeting a citizen's organization was formed under the name of the Monte Bello Landowners Association, an affiliate of the County Landowners Association. Representatives of this organization then served on the Subcommittee until its termination at the end of the study.

The names of those persons serving as Hillside Subcommittee members when the planning study was completed are listed elsewhere in this report. All members served on a voluntary basis and are to be commended for their efforts.

RELATIONSHIP TO OTHER PLANS AND STUDIES

While the Monte Bello Ridge planning study was in midstream (May 1973) the County adopted its open space element of the General Plan - the **Urban Development/Open Space Plan**. This Plan establishes the general policy that territory outside the boundaries of the cities' urban service areas will be considered open space. The Monte Bello Plan indicates areas of "permanent open space" in conformance with the County Plan for Regional Parks. Plans adopted by Cupertino, Saratoga, Los Altos Hills, and Palo Alto are also reflected by the Monte Bello Plan.

Other plans and studies which have influenced the development of the Monte Bello Plan are the County's **Conservation Element**, and **A Conservation/Development Plan for the Santa Cruz Mountains**, adopted by the Planning Policy Committee in 1972.

POLICIES OF THE PLAN

General Land Use

Development within the mountain environment should be dispersed among large areas of open space by utilizing the gentler slopes and preserving the steeper slopes in open space. All development should be planned and designed to be in harmony with the natural environment. Engineering and design solutions which make major changes in the natural terrain should be prohibited. Development should be severely limited, if not prohibited, in areas which are hazardous due to the risk of flooding, seismic activity, poor slope stability conditions, or fire.

All development should include provisions for community facilities and services, as necessary for health and safety and in proportion to its size. All developed areas should have adequate fire protection. Public services and facilities under study or planned should conform to the population densities and distribution patterns indicated by other adopted plans. Any studies for design or construction of water systems into or within the mountain areas should be done concurrently with sanitary sewers or vice versa.

Construction of individual domestic water wells and septic tank sewage disposal systems should be designed for the physical limitations of the specific areas, such as soil type, slope, geologic factors, proximity to other systems, and natural or man-made watercourses and aquifers, and to public health standards.

All areas of the foothills and mountains which are developed to a density of one dwelling unit per five acres or less should utilize a mandatory refuse removal service. Disposal sites and methods of disposal should be in accordance with countywide waste disposal plans and regulations.

Residential Land Use

A maximum limit on residential population should be established for all hillside plans. Population densities should be related to physiographic and environmental considerations; for instance, steepness of slope, drainage, slope stability. The availability of utilities, roads, and other services should also be considered. By providing compensating areas of suitable, functional open space, it may be possible to permit localized areas of higher density.

Residential densities should be based on a slope density formula using the following standards:

- a. From one to five acres per dwelling unit, depending on steepness of slope, where



***A PLAN for the* MONTE BELLO RIDGE MOUNTAIN AREA**

Lift to see map

sanitary sewers and an approved public water supply are available.

- b. From 2½ to 10 acres per dwelling unit, depending on steepness of slope, where sewers are not available.

Methods should be explored which would provide for the housing of people of all income levels within the mountain environment.

Commercial Land Use

Secondary land uses may include commercial uses clearly demonstrated to serve the needs of the immediate neighborhoods. Regional commercial facilities should be prohibited. Foothill areas on the urban fringe should receive commercial services from the urban area.

Industrial Land Use

Industrial land uses within the mountain environment should be prohibited. New low intensity and low density non-manufacturing educational or industrial types of uses may be permitted if it can be clearly demonstrated that such uses would not have an adverse effect on the environment.

Any policy dealing with extractive industry should be coordinated with the conservation element of the County General Plan. New extractive industry which would produce large surface scars should be prohibited.

Conservation, Open Space, and Agriculture

The preservation of large amounts of open space should be considered an integral part of any hillside plan. Open space shall be viewed as a means of conserving agricultural land, natural resource land, scenic land, wildlife habitats, and watershed and groundwater recharge land. Protection of the public from the hazards of geologic faults, unstable geologic areas, and extreme fire hazard are also legitimate roles for open space lands. Furthermore, open space should be so situated as to help contain and structure urban development in hillsides.

Open space preserves may or may not be used for active recreational purposes depending on the ecological conditions, or type of ownership. Some open space areas may be used on a regulated, limited basis for research or educational purposes, or very low density rural residential.

All hillside plans must be consistent with the Urban Development/Open Space Element and the Conservation Element of the County General Plan.

a. Long Term Open Space

Description: Lands which may be suitable for residential use but which will not be needed in the near future; lands which may eventually become permanent open space; lands which are needed for the conservation of watersheds, vegetation, wildlife, and scenic amenity; lands which are needed for shaping and guiding urban development, preserving agriculture, and insuring public safety. All long term open space areas shown on the plan should have an average density of no more than one dwelling unit per ten acres.

b. Permanent Open Space

Description: Lands of great value as a natural resource; lands which are inherently unsuitable for residential development or which are needed as buffers for the urban area; lands which have recreation value, a fragile ecological balance, or which may be subject to extreme hazards; parks and other publicly owned lands, utility corridors, and flood channels. Agriculture, very low intensity institutional activities, and very low density rural residential development are appropriate uses for this category. All permanent open space areas shown on the Plan should have an average density of no more than one dwelling unit per ten acres.

Parks and Recreation

Immediate steps should be taken to insure that lands with a high degree of recreation value or potential are preserved or protected. Of particular importance is the establishment and preservation of the Skyline Scenic Recreation Route.

A comprehensive system of trails and corridors should be developed within the foothills and mountains so that the existing and potential recreation areas may be linked into one cohesive unit of recreational facilities. A trail system should be developed to serve as a means of linking Castle Rock Park with the Santa Clara Valley.

Recreational uses within the foothill and mountain areas should be compatible with both the natural environment and the interests of the landowners.

Plans should take into careful consideration presently adopted PPC plans worked out by the PPC Parks, Recreation, and Open Space and UD/OS Subcommittees and adopted by the County.

Circulation

Access should be limited, if not prohibited, to remote, steep, difficult-to-develop lands or important natural resource areas.

A safe and adequate means of access and escape suitable for emergency vehicles should be provided to all development, including recreational, within the foothills and mountains, both present and future. This should be accomplished through a coordinated system of roads and trails. This system should be developed in strict accordance with adopted plans and should be constructed in connection with development as it occurs. All roads and trails should be designed and constructed in harmony with topographical and ecological aspects of the mountain environment.

Scenic Resources

The Hillside Subcommittee recognizes Stevens Creek as a scenic area which also provides an important habitat for wildlife and should be preserved and protected in its natural state.

Williamson Act Lands

Lands which are under conservation agreements (Williamson Act) will be indicated on the Plan and should remain as open space preserves.

- a. If Williamson lands along the urban fringe are withdrawn from their contracts and are not within areas of very poor or hazardous geologic stability conditions, they should be considered for application of a hillside residential slope density zoning ordinance similar to that employed by the County.
- b. Lands beyond the urban fringe, which are withdrawn from their Williamson contracts, but are within areas recommended for rural residential land use, should be considered for application of the County's Hillside Residential Slope Density Ordinance; provided, however, that these lands are not within areas of hazardous geologic stability conditions.

Implementation

All environmental criteria which has been incorporated in the development of this Plan should be utilized in the evaluation of proposals for residential development within any Long Term Open Space or Permanent Open Space areas of the Plan.

This Plan does not reflect Urban Service Area boundaries as adopted by the Local Agency Formation Commission because those boundaries are subject to annual review and change, and because this Plan is a long range plan. In the implementation of the Plan, no zoning action should be taken which would be inconsistent with adopted Urban Service Area boundaries.



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